

Appeal Period Expires 11/13/12
Zoning District R-1

Town of Essex, Vermont
Application for Zoning Permit
www.essex.org

Application Date 1/1/23
Permit Number 2012-231

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. You are required to contact the necessary state agencies to obtain state permits @ 879-6676.

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Signed: [Signature]



Parcel Account Num. (Map-Parcel-Lot) 2-074-006-000
(found in Town Assessor's Office)
Property Address: 171 LOST NATION RD, ESSEX, VT
Owner: Jack Harang HHHH 12/12
Owner Address: PH South West Freeway, Houston TX 77098
Owner Phone: (work) 504 810 4734 (home) 504 810 4734
(cell) 504 810 4734 (Email) Tuther@essexvt.com
Contractors name: Adam Socinski Phone: 655-1795
Cell: 735-4921
Estimated Construction Dates: Start: 10/29/12 Completion: 10/29/13
Sq. Feet: 2000 Estimated Cost (labor & materials): \$ 200,000

Check box(es) which describe proposed use or construction (circle choice in parentheses).
N = New A = Addition R = Remodel

Residential:	<u>unimproved</u>	N	A	R
Single Family	<u>Basement</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:	<u>2 car 2 story</u>			
Garage (attached) (detached)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above)-ground		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-residential:				
Commercial / Industrial		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:				
Stormwater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:				
Change in use		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B Sewage Disposal (Please attach Sewer or Septic Application)
Public Private Connection Fee \$ see attached letter Date Paid: from State of VT
Proposed New Bedrooms: 4 Existing Bedrooms

C Water (Please attach Water Service Application).
Public Private Fee \$ Date Paid:

D Driveway (Please attach copy of approved Curbside / Utility Application)
Date of approval see attached memo
pin D. Lutz

E Stormwater
 Project disturbs an area greater than or equal to 1 acre - Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre - Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram - Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet. (Instruction sheet available upon request.)
To be constructed pursuant to Planning Commission approval dated March 25, 1999.

G Signature of Tenant and Signature of Owner [Signature]

Office Use Only

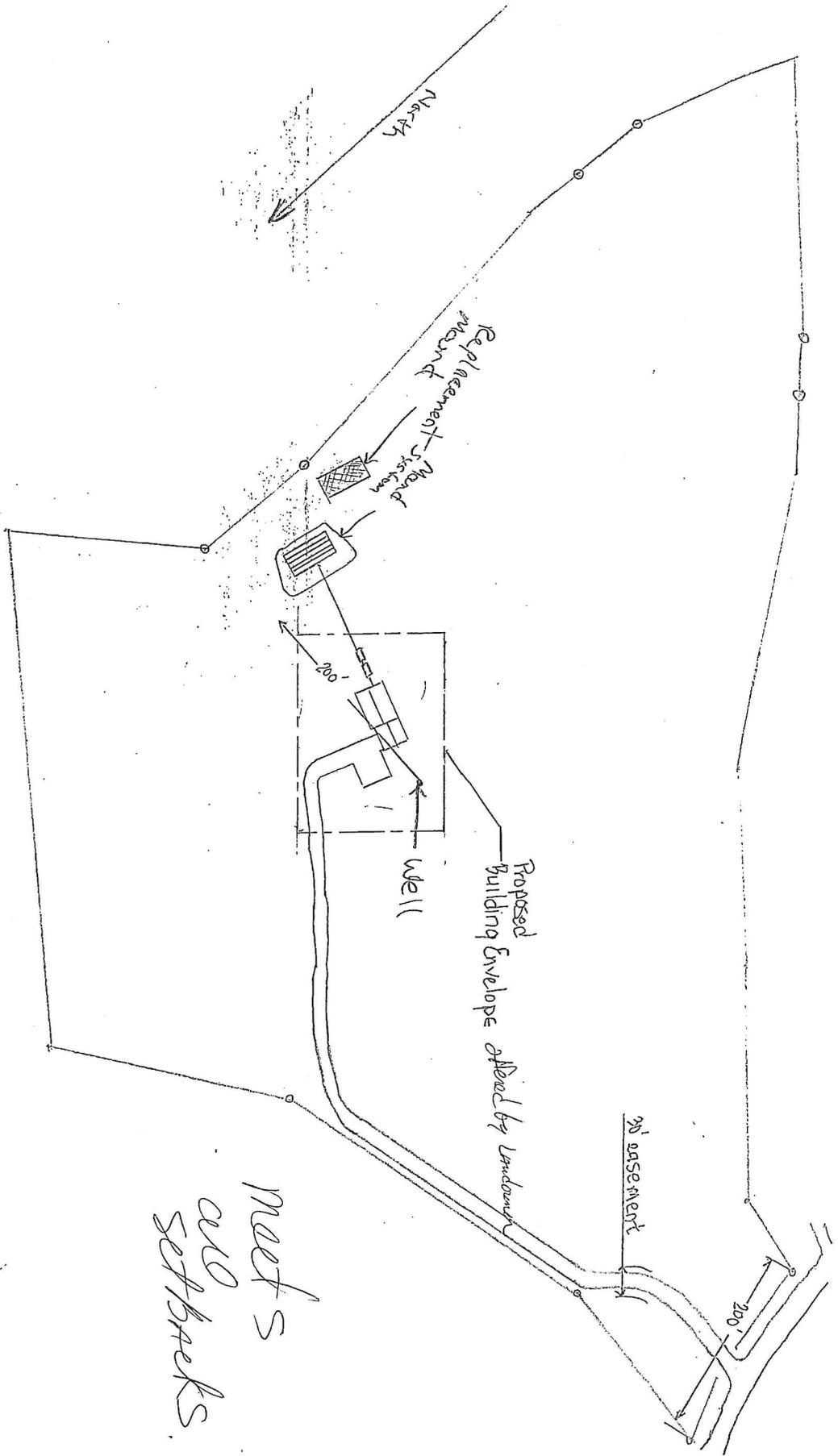
Fees:	Type	Amount	Date Paid
Permit		\$ <u>200</u>	<u>1/1/12</u>
Recreation		\$ <u>0</u>	<u>1/1/12</u>
Recording		\$ <u>0</u>	<u>1/1/12</u>
Certificate of Occ.		\$ <u>0</u>	<u>1/1/12</u>
Other		\$ <u> </u>	<u> </u>

Approved Rejected Date 10/29/12
Issued to: HHHH Dev. Inc.
Zoning Administrator: Adam Socinski
Notes: Attachment enclosed for full
an Erosion Control Permit
if disturbs structure or area.

G.O. Required Yes No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE

(www) 11/23/11



meets
all
setbacks.



State of Vermont
Department of Environmental Conservation

AGENCY OF NATURAL RESOURCES

Drinking Water and Groundwater Protection Division
Essex Regional Office
111 West Street
Essex Junction, Vermont 05452
Telephone: (802) 879-5656

September 21, 2012

Adam P. Socinski
200 Everbreeze Drive
Colchester, VT 05446

Subject: Request for a determination for construction of a four bedroom single family residence and associated water supply and wastewater system, on Lot 1 at 171 Lost Nation Road, Essex, Vermont under Wastewater System and Potable Water Supply Rules, Section 1-304(a)(3).

Dear Adam:

The Drinking Water and Groundwater Protection Division has concluded based on the information submitted by you, dated 9/18/2012 that the above referenced property qualifies as exempt from needing a Permit for construction in accordance with Section 1-304 (a)(3).

We relied entirely on the information submitted to us in issuing this opinion and the landowners are responsible for its accuracy. This letter will not prevent the Agency from taking appropriate enforcement actions should it be determined in the future that the facts were not as stated. A copy of this letter is required to be in the Town of Essex Records in order to comply with the exemption criteria.

Drinking Water and Groundwater Protection Division


William E. Zabiloski
Assistant Regional Engineer

Enclosure

cc: Town of Essex



9/18/2012

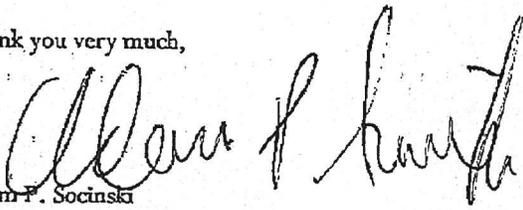
Adam P. Socinski
200 Everbreeze Drive
Colchester, VT 05446

William E. Zabiloski
State of Vermont Agency of Natural Resources
Waste Water Management Division

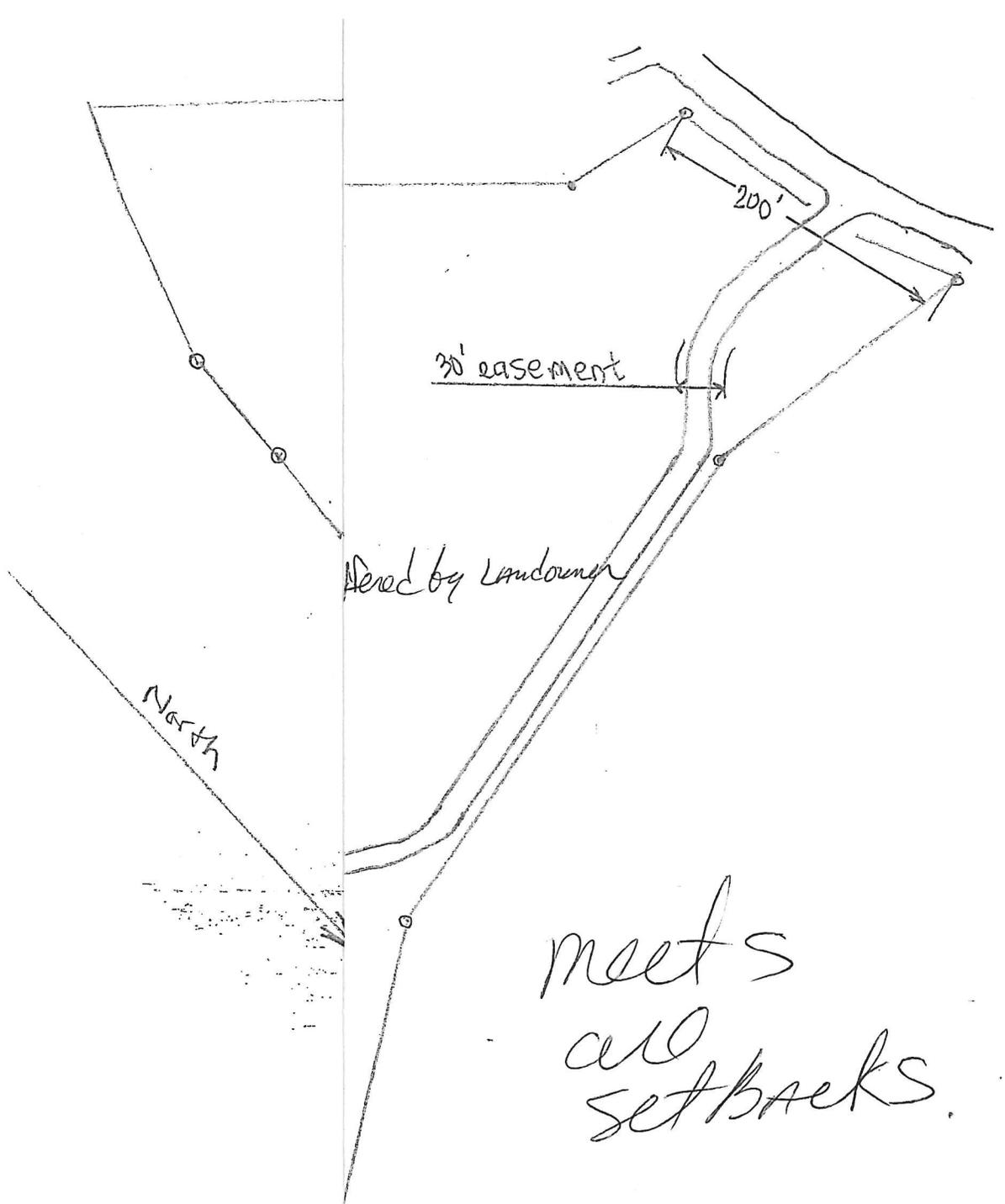
Dear Mr. Zabiloski,

I am writing to you to confirm for myself as well as the Town of Essex that the Town approved site plan dated August 13, 1998 for the septic system for Lot 1 at 171 Lost Nation Road would not need a State Permit due to the plan being approved by the Town and it being exempt under the exemption rule or law 1-304(a)3 on page 21 of the guideline booklet for Waste Water Rules and regulations. Please respond as soon as possible so I can make a decision on potentially purchasing the property.

Thank you very much,


Adam P. Socinski

200 Everbreeze Drive
Colchester, VT 05446



30' easement

200'

Acres by Landowner

North

meets
all
setbacks.

Memorandum

TO: Sharon Kelly, Zoning Administrator

FROM: Dennis Lutz, P.E., Public Works Director

DATE: 19 October 2012

SUBJECT: Curb cut for a second lot in connection with the 3-lot subdivision by HHHH Development, Inc on Lost Nation Road



An applicant has approached the Town to pursue building a dwelling on the second lot of the 3-lot subdivision approved earlier by the Town. Lot #3 has been developed, has a curb cut that was approved in 2002 and a curb cut serving this lot has been constructed.

The approved plan allowed for a shared driveway between two lots but not three. Currently the landowner of Lot #3 is utilizing the easement across Lot #2 into the shared driveway access.

The Town would allow the second lot to use the existing curb cut with minor improvements. A Warranty deed is in place to enable Lot #3 to continue to use this curb cut.

However, it is not clear what is to transpire with the potential 3rd lot and who is responsible for building the second access that will be required at some point in time. This issue needs to be settled now to avoid later misunderstandings.

Some form of written agreement should be developed between the owner of lot #3 (Murdough) and HHHH Development Inc, setting forth who is responsible for building the second curb cut and driveway at such time as an application is submitted for the third lot.

Regarding specific improvements to the existing curb cut, the driveway section adjacent to Lost Nation Road needs to be widened sufficiently to allow for two cars in the first 40 feet --one existing and one entering simultaneously. In addition, runoff from the driveway needs to be directed into the road ditch and not onto the road surface.

OCT 22 2012

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **HHHH DEVELOPMENT, INC.** A Michigan Corporation with its principal place of business in Rudyard, Michigan, **GRANTOR** (whether singular or otherwise, hereinafter referred to as "Grantor"), in the consideration of **TEN AND MORE DOLLARS** paid to Grantor's full satisfaction by **ADAM P. SOCINSKI and KAREN SOCINSKI** of Colchester, in the County of Chittenden and State of Vermont, **GRANTEE** (whether singular or otherwise, hereinafter referred to as "Grantee"), by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **ADAM SOCINSKI and KAREN SOCINSKI**, husband and wife as tenants by the entirety, and Grantee's heirs and assigns forever, a certain piece of land in Essex, in the County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the land and premises conveyed to HHHH Development, Inc. by Warranty Deed of B. Lyndsey Lyons, Trustee of The Residents Trust dated September 5, 2007 of record at Volume 732, Pages 389-390 of the Land Records of the Town of Essex.

Being Lot 1 as shown on a plan prepared by Vermont Land Surveyors entitled "Final Plat, Three Lot Subdivision, NEA Trust, 171 Lost Nation Road, Essex, Vermont" prepared by Vermont Land Surveyors dated July 2, 1998 and recorded on Map Slide No. 343 of the Essex Land Records.

The owner of Lot 2 and Lot 3, their successors and assigns, shall have the right to share the curbcut access and right of way located on Lot 1 for the benefit of Lots 1, 2, and 3. The costs and expenses to improve the right of way shall be borne solely by the party needing to improve the same to provide access to their individual lot. All users shall share ratably the maintenance of said curbcut and right of way. In the event that the Town of Essex will not allow the shared right of way to be used by more than 2 Lots, Lot 3 will be required to relocate its right of way entirely onto Lot 2 as depicted on the above referenced plat approved by the Town of Essex. Only a gravel driveway for access to up to two single-family dwellings on Lot 3 may be constructed within the easement.

Said Lot 1 is conveyed subject to the Protective Covenants of Lost Nation Road Subdivision dated April 16, 1999, and recorded in Volume 408 at Pages 144-146 of the Essex Land Records.

The address of Lot 1 is 171 Lost Nation Road, Essex, Vermont.

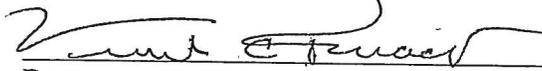
To said deed and plan, the records thereof, and to the deed and records referred to therein, reference is hereby made in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **ADAM P. SOCINSKI and KAREN SOCINSKI**, husband and wife as tenants by the entirety, and Grantee's heirs and assigns, to Grantee's own use and behoof forever;

And the said Grantor, **HHHH DEVELOPMENT, INC.**, for Grantor and Grantor's heirs, executors and administrators, does covenant with the said Grantee, and Grantee's heirs and assigns, that until the ensealing of these presents Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all utility easements as may appear of record, provided that such exception shall not reinstate any such utility easements previously extinguished by Title 27 Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged this 29th day of October, A.D. 2012.

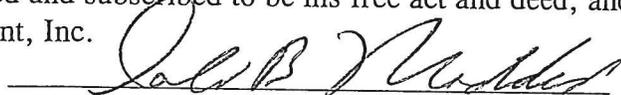
HHHH Development, Inc.



By:
Its duly authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Essex this 29th day of October, A.D. 2012, Vincent Paradis, duly authorized agent for **HHHH DEVELOPMENT, INC.**, personally appeared and acknowledged this instrument, by him sealed and subscribed to be his free act and deed, and the free act and deed of HHHH Development, Inc.


Notary Public

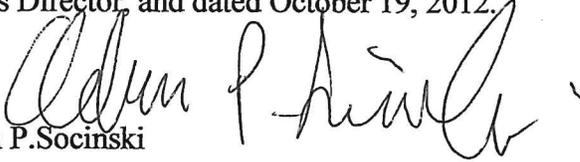
My commission expires: 2-10-15

To: Sharon Kelly, Zoning Administrator
From: Adam P. Socinski
Date: October 29, 2012

SUBJECT: Driveway alterations for access to Lot 1 & 3, 171 & 175 Lost Nation Rd, Essex, VT 05452

I, Adam P. Socinski agree to alter driveway as per Memorandum from Dennis Lutz, P.E., Public Works Director, and dated October 19, 2012.

Adam P. Socinski



Memorandum

TO: Sharon Kelly, Zoning Administrator
FROM: Dennis Lutz, P.E., Public Works Director 
DATE: 19 October 2012
SUBJECT: Curb cut for a second lot in connection with the 3-lot subdivision by HHHH Development, Inc on Lost Nation Road

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Regarding specific improvements to the existing curb cut, the driveway section adjacent to Lost Nation Road needs to be widened sufficiently to allow for two cars in the first 40 feet -one existing and one entering simultaneously. In addition, runoff from the driveway needs to be directed into the road ditch and not onto the road surface.

To: Sharon Kelly, Zoning Administrator
From: Kevin Murdough, II
Date: October 29, 2012

SUBJECT: Curb cut and driveway for Lot 3, 175 Lost Nation Rd, Essex, VT 05452

I, Kevin G. Murdough, II agree to construct a driveway across Lot 2, 173 Lost Nation Rd. Essex, VT 05452, within easement as shown on NEA TRUST SUB-DIVISION – FINAL PLAN, sheet C-1, engineered by Champlain Consulting Engineers on July 15, 1998. It is also noted on 3-Lot Subdivision Approval (March 25, 1999 – Lost Nation Road, Essex, VT 05452) approval for development VIA an easement – SECTION 23.5 of the zoning regulations. Which is also noted in warranty deed #732-389 in Essex, VT town records.



Kevin G. Murdough, II



Dana B. Greg - Asher

State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Essex Regional Office
111 West Street
Essex Junction, VT 05452-4695
www.septic.vt.gov

Agency of Natural Resources
[phone] 802-879-5656
[fax] 802-879-3871

*file
at fldg
print*

April 4, 2013

Adam & Karen Socinski
171 Lost Nation Road
Essex, VT 05452

Dear Landowner:

Subject: Request for an exemption determination under the Wastewater System and Potable Water Supply Rules, Effective September 29, 2007, for property located at 171 Lost Nation Road, Essex, Vermont.

The Drinking Water and Groundwater Protection Division concluded based on the submitted information that the use of a RV travel-trailer as a temporary residence during construction of your single family residence at the above referenced property qualifies as an exempt project, provided the trailer is a self-contained unit and will NOT be connected to any water supply or wastewater disposal system.

We relied entirely on the information submitted to us in issuing this opinion and the landowners are responsible for its accuracy. This letter will not prevent the Agency from taking appropriate enforcement actions should it be determined in the future that the facts were not as stated.

Although not required, it is recommended that this Exemption Certification be recorded in the Town of Essex Land Records.

FOR THE DRINKING WATER AND GROUNDWATER PROTECTION DIVISION

Dolores M Eckert

Dolores M. Eckert
Assistant Regional Engineer

cc: Essex Planning Commission



171 Lost Nation Rd

April 16, 2013

Town of Essex
Planning & Zoning
Essex, Vermont 05452

Hi Sharon,

Karen and I would like to use our RV trailer for residency as I discussed with yourself and The State of Vermont Department of environmental conservation drinking water and groundwater protection division. We are requesting a period of eight to ten months, while we finish building our house. Both the RV trailer and home being built are at 171 Lost Nation Rd., Essex VT 05452.

We will need some document approving us for residency in Essex, VT for the school system.

Attached is a letter we sent to State requesting this and their reply letter.

Thanks,
Adam and Karen Socinski

Handwritten signatures of Adam and Karen Socinski. The signature for Adam is written above the signature for Karen. Both signatures are in cursive and include a small mark at the end.



State of Vermont
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Agency of Natural Resources
[phone] 802-879-5656
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April 4, 2013

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171 Lost Nation Road
Essex, VT 05452

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FOR THE DRINKING WATER AND GROUNDWATER PROTECTION DIVISION

A handwritten signature in cursive script that reads "Dolores M. Eckert".

Dolores M. Eckert
Assistant Regional Engineer

cc: Essex Planning Commission

March 29, 201

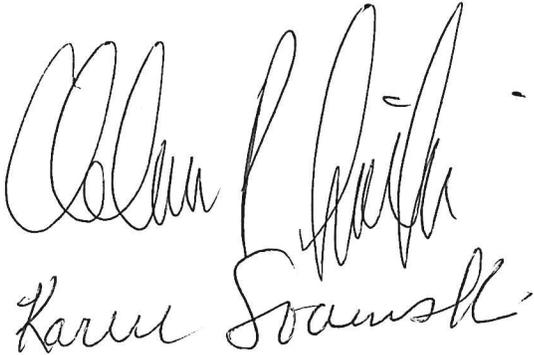
State of Vermont Agency of Environmental Conservation
111 West Street
Essex, Vermont 05452

Dear Mr. Zabiloski,

We are writing to confirm our telephone conversation on March 28, 2013, for approval to use a RV travel trailer on our property at 171 Lost Nation Road Essex, Vermont 05452 as a temporary residence while our house is being built and we get approval for an occupancy permit. The waste water and on board water supply as well as bottled water will not be connected to any current or future systems on the property. The waste water will be collected by the tanks on the trailer and will be emptied as needed at a dumping station at a nearby camping facility. Please confirm this so we have a record of approval for the Town of Essex.

Thank you,

Adam and Karen Socinski



Adam Socinski
Karen Socinski